

Before the Board of Zoning Adjustment, D. C.

Application No. 11459 of Mid-City Developers by Anthony C. Koones, pursuant to Section 7501.4 for further processing under Article 75 to permit re-subdivision of the property, increase in the amount of commercial space and permission to operate a day care center in an R-5-C District located at 4th and Edgewood Streets, N. E., Lots 1, 2, 3, 4, 5, Square 3630.

HEARING DATE: August 29, 1973

EXECUTIVE SESSION: September 11, 1973

FINDINGS OF FACT:

1. The applicant comes to the Board for further processing under Article 75 for the following purposes.

- a. To provide 24,553 square feet of community service facilities for the entire Section I, Edgewood Terrace, including a day-care center of 4,800 square feet that is presently contemplated and leased in Building 3A.
- b. For re-subdivision.
- c. For increase of commercial space in Building 6A and 6B, from the amount now allowed under the Order of the Zoning Commission, to 24,553 square feet.
- d. Permission to re-subdivide the property located at 4th and Edgewood Streets, N. E., Lots 1, 2, 3, 4, 5, Square 3630, so as to include an abutting property, which is used as a parking lot for the subject development, as a part of the development for further processing.

2. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the requests made by the applicant for further processing should be GRANTED pursuant to the Board's authority to modify and further process Article 75 Planned Unit Development. The Board also concludes that modifications are in harmony with the development as approved by the Zoning Commission.

Application No. 11459  
Page No. 2

ORDERED:


That the above application be GRANTED, subject to the following conditions:

1. That the re-subdivision shall conform with the plans approved in exhibit A of the record.
2. That the commercial and community service space shall be limited to 24,553 square feet each.
3. That the day care center shall be limited to 4,000 square feet.

VOTE: 4-0 (Lilla Burt Cummings, Esq., not voting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: **NOV 26 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.